

# Uttoxeter Road

Kingstone, Uttoxeter, ST14 8QH

John   
German







## Uttoxeter Road

Kingstone, Uttoxeter, ST14 8QH

£489,995

**Immaculately maintained modern style home providing deceptively spacious and balanced family sized accommodation with a delightful westerly facing rear garden backing onto fields, situated in the heart of this sought-after village.**

The true definition of a Tardis! Internal inspection of this truly lovely family home is strongly advised to appreciate its room dimensions and layout (especially on the ground floor), the standard including the impressive dining kitchen and bathrooms, and its exact position. Further consideration is recommended to appreciate its lovely well-tended plot, including the delightful westerly facing rear garden and its outside entertaining space which backs onto fields.

Situated in the heart of the highly sought-after and well-regarded village of Kingstone within walking distance to amenities including the Talbot First School, The Shrewsbury public house and restaurant, active village hall, Church and The Manor Golf Club. On the doorstep are also several walks through the surrounding countryside. Uttoxeter and its wide range of amenities is only a short drive away and the town of Rugeley and city of Lichfield are also within easy commutable distance.

**Accommodation** - A tiled canopy porch with a uPVC part obscured double glazed entrance door opens to the welcoming hall where stairs rise to the first floor having a useful understairs cupboard, and doors lead to the spacious ground floor accommodation and the fitted downstairs WC.

The well-proportioned lounge extends to the full depth of the home, having a focal log burner set on a granite hearth and a feature wooden floor, plus a bay window to the front providing light. Wide French doors open to the brick base and uPVC double glazed constructed conservatory, providing further living space with power enjoying an outlook over the lovely westerly facing garden and French doors opening to the patio.

The hugely impressive refitted dining kitchen has an extensive range of base and eye level units with granite work surfaces and an inset sink unit set below the window overlooking the rear garden. The main focal point is an Esse electric range stove with an extractor hood over, plus an integrated dishwasher and built in fridge freezer. Wide uPVC double glazed French doors open to the patio and garden, and a part glazed door leads to the separate additional reception room, presently used as a formal dining room but equally adept to be used as a family room, which has dual aspect windows.

To the first floor the landing has access to the loft via a fitted pull-down ladder, and doors leading to the four good sized bedrooms. The rear facing master enjoys far reaching views over the surrounding countryside and has the benefit of a fully tiled fitted en-suite shower room. Completing the accommodation is the fully tiled fitted family bathroom which has a white three-piece suite incorporating a panelled bath with a mixer shower and glazed screen above.

**Outside** - To the rear the westerly facing garden has a paved patio providing a lovely seating and entertaining area enjoying a degree of privacy, leading to the well-tended good-sized lawn which is mainly laid to lawn with well stocked shaped borders, including a greenhouse and backing onto fields. There is an impressive and extremely pleasant summer house with power points and light, providing a lovely relaxing space or home office if desired with an adjoining shed, both having power and remote lighting.

To the front is an equally well tended garden laid to lawn with well stocked borders and a beech hedge.

A tarmac driveway with brick edging provides ample parking for several vehicles leading to the side of the property where there is a detached garage, having an up and over door, power, light and the oil-fired central heating boiler. There is a door to the adjoining laundry room which has a Belfast style sink and space for appliances plus a personnel door to the patio.

**What3words:** flick.blazed.sideline

**Tenure:** Freehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** Standard

**Parking:** Driveway and garage

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Oil fired central heating system

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** TBC - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** East Staffordshire Borough Council / Tax Band E

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/02062026

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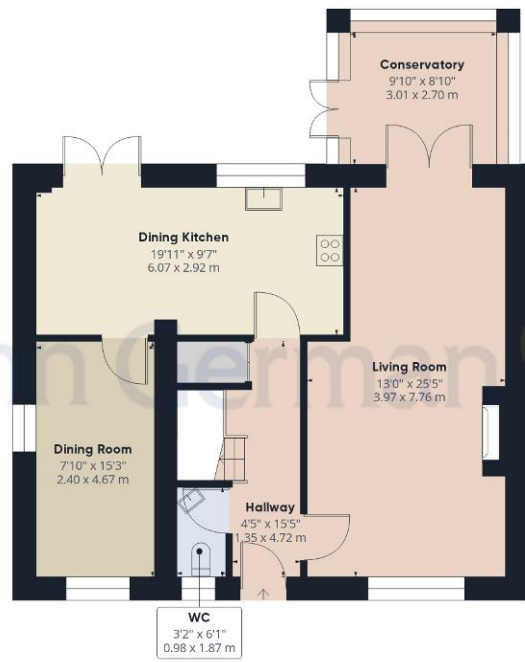


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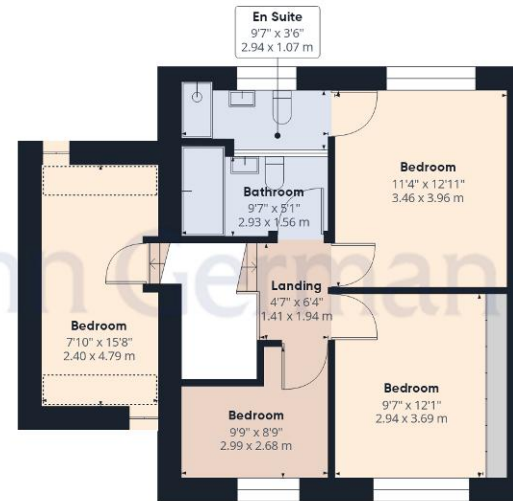


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

**Approximate total area<sup>(1)</sup>**

1641 ft<sup>2</sup>


152.5 m<sup>2</sup>

**Reduced headroom**

30 ft<sup>2</sup>

2.8 m<sup>2</sup>

(1) Excluding balconies and terraces

 Reduced headroom  
(below 1.5m/4.92ft)

GIRAFFE360



### Agents' Notes

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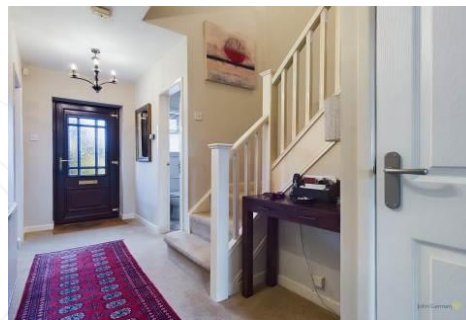
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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